

Firestone Crossing

Tenant Cut Sheet

Presented By:
HARBOUR COMMERCIAL, LLC



Development Scope

Firestone Crossing is a 27,500 square foot retail center to be constructed and offered for lease in Firestone, Colorado at 10945 Colorado Boulevard. The development is in response to the significant undersupply of retail space in Firestone, and as such, this rapidly growing, highly educated and affluent population is forced to travel outside of the community for many services and amenities that most comparable communities take for granted. Firestone Crossing will provide an upscale neighborhood retail center in the heart of Firestone's central business district. The Town of Firestone has a much sought after demographic profile that can support both national credit and well seasoned regional tenants. The project's neighbors include McDonald's, Walgreens, Auto Zone, Les Schwab Automotive and The Learning Center.

The project will have a varied unit mix to accommodate several different user types. The construction system of the building is conventional steel frame on conventional spread footings. The building skin is a light-gage frame with metal panel, metal accents and storefront glazing. The front and side facades are designed to allow for maximum clear storefront glazing framed by modern metal porticos clearly defining each individual tenant's space along with large tenant signage. The corner units offer a particularly great opportunity for a brewery/tap house and upscale coffee shop.

Project Summary

Project Site	~2.3 Acres
Total RBA	~27,500 Square Feet
Total Units	Up to 16 (Units may be combined)
Unit Sizes	1,300-7,500 Square Feet+
Rent	From \$30.00/NNN
Estimated NNN's	\$9.65

Demographics Profile

The Town of Firestone was ranked #24 overall in Money Magazine's Best Small Towns 2013, and #1 Best City in Colorado for homeownership in 2021, according to NerdWallet. For the past decade, Firestone has been one of the fastest growing metropolitan cities in the United States, with an annual growth rate of 4.76% between 2010-2021. Median Household incomes are also very impressive at \$101,864 per household, and the median home cost in Firestone is \$409,305. Comparatively, the City of Boulder, known for its million dollar starter home's, has a median household income of \$71,847, and has an average home cost of \$785,562. Firestone's population is also highly educated, with over 35% achieving a graduate degree or higher. The demographics in Firestone remain strong throughout the population strata with over 65% of the population having a household income above \$75,000, and over 95% of the population having at least a high school diploma.

Firestone's location is a key aspect of its attractiveness. Located only 30 minutes from Boulder, Denver and DIA, Firestone is known as a quiet haven amongst the hustle and bustle of the Front Range. Lauded for its open spaces and unobstructed mountain vistas, Firestone has the million dollar views without the million dollar price tag. The town boasts over 640 acres of open space and 25 miles of bike trails, which gives its residence a sense of being away from it all while still only a short drive to all that Colorado's Front Range has to offer.

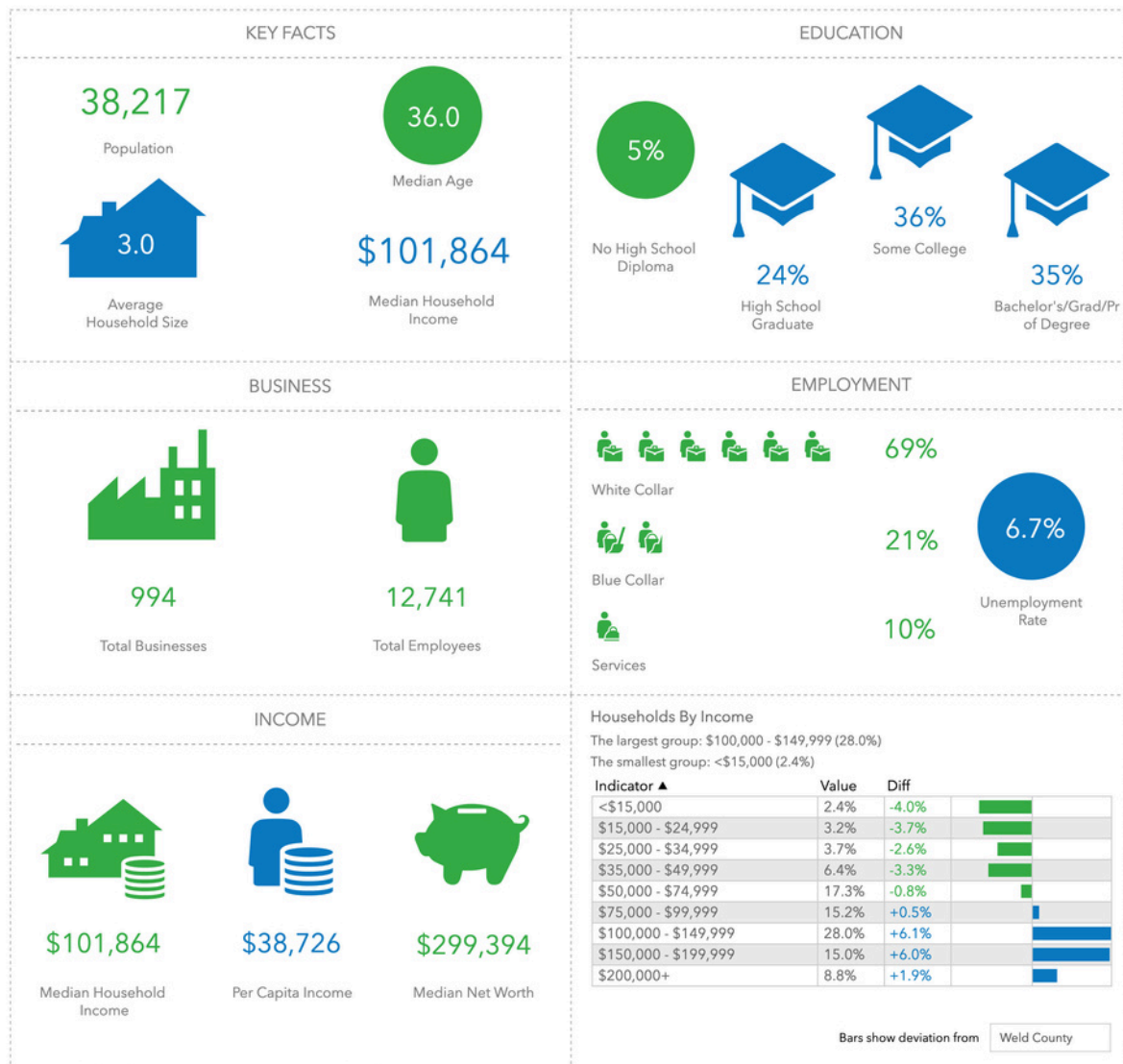


Demographics Profile Continued...

Firestone Crossing

Firestone (5 miles)
Firestone, Colorado
Ring of 5 miles

Key Demographics 5-Mile Radius
Latitude: 40.15939
Longitude: -104.94360



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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Location Analysis

Regional Map

The Town of Firestone is located in northern Colorado and sits approximately thirty miles north of Denver. Firestone has easy access to Interstate 25 and Highway 119 (Firestone Boulevard), the areas main thoroughfares. A huge attraction to Firestone is that it maintain's a small town feel, while still offering very easy access to larger neighboring communities and landmarks; 15 minutes to Longmont, 30 minutes to Denver, 30 minutes to Boulder, and 30 minutes to Denver International Airport (DIA).



Location Analysis Continued...

Aerial Map - Central Business District

The project is extremely well located in the heart of Firestone's central business district and is shadow anchored by the recently expanded regional King Soopers High Plains Marketplace. There are also several national chain banks and automotive service users, a newly completed Circle K, as well as UC Health Urgent Care. Additionally, I-25 is only 1.8 miles from the project, with further access to the Home Depot, American Furniture Warehouse, and many more regional shopping destinations.



Location Analysis Continued...

Subject Map - Firestone Crossing

The project site sits at the corner of Colorado and Firestone Boulevards. Traffic counts are impressive for the area, with a combined ~23,000 vehicles per day. Additionally, ingress and egress to the project site is very convenient with signalized access at Firestone and Colorado Boulevards, as well as Cimarron Street. Anchored by Walgreens, the center is highly trafficked, with several other national chains including McDonald's, Les Schwab, Auto Zone and The Learning Experience.



Project Renderings

Southwest Corner Main Facade



Southern Elevation Main Facade



Management Profile

Developer – Harbour Commercial, LLC



Harbour Commercial is a real estate brokerage, development, and investment firm headquartered in Boulder, Colorado. Over the past fifteen years Harbour has worked with hundreds of tenants, and many national chains including Get Go Giant Eagle, Sheetz, Dollar Tree, Outback Steakhouse, Advance Auto Parts, PPG Porter Paints, and Starbucks, to name a few.

For more information on Harbour Commercial, please visit: HarbourCRE.com

Architect – Summit Design + Engineering

Summit is a compact design and engineering firm structured to adapt quickly and efficiently to their client's needs. They have a keen eye for value engineering and their ability to offer full-service project delivery helps to cut costs and also avoid costly miscommunications between several different firms. Summit's lead on the project is Senior Architect, Patrick Berrend.

Contact Information

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